



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: October 26, 2017
Location: Bethlehem Church Farm House
Address: 3100 Bethlehem Church Street, Gastonia, NC 28056
Recorded by: Jeremy Eastburn
Attendance: 14 total

Opening: The meeting was called to order at 8:08 pm by Joe Cammalleri.

Present: Joe Cammalleri, Bill Marino, Jeremy Eastburn, Cleveland Penn, Allen Huffman
A quorum was established.

Agenda:

Motion to approve meeting minutes from August 31, 2017 meeting and post on website

- Motion made by: Bill Marino
- Seconded by: Allen Huffman

President's Report:

- The Annual Meeting has been confirmed for Thursday, November 30, 2017. A December meeting will not be held.
- Ryan Homes continues to build out Phase 3B with 7 homes left in that section, with Phase 3C infrastructure currently being built out.
- The Board has received another electrical bid for fixing the monument lights at the front entrance and will be making a decision shortly.
- The Annual Meeting has been scheduled for Thursday, November 30, 2017 @ 7:00 pm. No regular meeting will be held for the month of December.

Finance Committee's Report:

- Reviewed financial highlights for the previous month.
- The 2018 Proposed Budget will be provided to the community during the Annual Meeting to be ratified.

Architectural Review Committee's Report:



- Violation letters were sent out as needed by Property Matters Realty.
- Approvals (if any) were reviewed and handled as needed.
- The Board will be reviewing the Rules & Regulations for any necessary changes that need to be made to reflect guidelines regarding the placement of electrical generators for individual homes.

Crime Watch Committee's Report:

- Nothing notable to report.

Communication Committee's Report:

- Nothing to report.

Landscaping Committee's Report:

- Core Aeration & Seeding has been completed on all common areas.
- A large tree by the pool parking lot has died and will need to be replaced.

Pool/Playground Committee's Report:

- Pool Season ended at the end of the day on Saturday, September 30.
- An incident occurred in October where a vehicle crashed into the "Pool Closed" chain/post and destroyed one of the two posts. It has been replaced with a new post.

Social Committee's Report:

- Nothing to report.

Administrative Committee's Report:

- Nothing to report.

Next Scheduled Meeting:

- Date/Time/Location: November 30, 2017, 7:00 pm @ Bethlehem Church Farm House
- Topics deferred to next meeting (if any):

Motion to Adjourn: 8:52 pm made by Bill Marino, seconded by Jeremy Eastburn.

